## KNOW ALL MEN BY THESE PRESENTS, TO WIT:

THAT ROBIN HAUSER FRANKLIN IS THE FEE SIMPLE OWNER OF THE PARCEL SHOWN HEREON BOUNDED BY OUTSIDE CORNERS 1 THRU 4 TO 1, INCLUSIVE, WHICH COMPRISES THE PROPERTY CONVEYED TO SAID OWNER BY INSTRUMENT RECORDED IN THE THE CIRCUIT COURT CLERK'S OFFICE OF THE CITY OF SALEM, VA. IN DEED BOOK 325, PG. 525, AND THE ADJOINING VACATED PORTION OF ILLINOIS AVENUE.

THE SAID OWNER CERTIFIES THAT SHE HAS COMBINED THE PARCELS OF LAND SHOWN HEREON ENTIRELY WITH HER OWN FREE WILL AND ACCORD AS REQUIRED BY SECTION 15.2-2240 THRU 15.2-2276 OF THE 1950 CODE OF VIRGINIA, AS AMMENDED TO DATE, AND FURTHER PURSUANT TO AND IN COMPLIANCE WITH THE CITY OF SALEM LAND SUBDIVISION ORDINANCES.

IN WITNESS WHEREOF IS HEREBY PLACED THE FOLLOWING SIGNATURE:

ROBIN HAUSER FRANKLIN

STATE OF VIRGINIA

I. Louta WKeffer, A NOTARY PUBLIC IN AND FOR THE AFORESAID STATE, CERTIFY THAT ROBIN HAUSER FRANKLIN, HAS PERSONALLY APPEARED BEFORE ME AND HAS ACKNOWLEDGED THE FOREGOING INSTRUMENT ON THIS 6 DAY OF Tune

april 30,2004 Loretta Keffer NOTARY PUBLIC COMMISSION EXPIRES

APPROVED: JAMES E. TALIAFERRO, II, P.E., LS. EXEC. SECRETARY, CITY OF SALEM PLANNING COMMISSION

MELVIN B. DOUGHTY, P.E. CITY ENGINEER, CITY OF SALEM, MRGINIA

- NOTES: 1. THIS PLAT IS BASED ON EXISTING RECORDS.
  - 2. THIS PLAT IS SUBJECT TO INFORMATION WHICH MAY BE DISCLOSED BY A TITLE REPORT BY A LICENSED ATTORNEY.
  - 3. THE SUBJECT PROPERTY IS LOCATED IN UNHADED FLOOD INSURANCE ZONE "X" AS DESIGNATED BY F.E.M.A.
  - 4. THE DIVISION LINE BETWEEN THE 0.212 ACRE TRACT AND THE 0.290 ACRE TRACT IS BEING VACATED HEREON. IN ADDITION, THE EXISTING OLD LOT LINES AND RIGHT OF WAY LINES (SHOWN AS DOTTED LINES HEREON) WITHIN THE SUBJECT PROPERTY ARE HEREBY VACATED.

NOTE: THIS PLAT, WHEN APPROVED AND RECORDED, WILL SUPERCEDE AND RENDER NULL AND YOLD THE "PLAT OF SUBDIVISION AND COMBINATION MADE FOR ROBIN HAUSER FRANKLIN AND WILLIAM THOMAS DAVIDSON", DATED OCTOBER 26, 2001 AND RECORDED IN THE CIRCUIT COURT CLERK'S OFFICE IN THE CITY OF SALEM, VIRGINIA IN PLAT BOOK 8 AT PAGE 86 (SLIDE NO. 167).

MARYLAND AVE.

VICINITY MAP

NO SCALE

SITE

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF SALEM VIRGINIA. THIS MAP IS PRESENTED AND WITH THE CERTIFICATE OF ACKNOWLEDGEMENT THERETO ANNEXED, IS ADMITTED TO RECORD AT 4:21 O'CLOCK H.M. ON THIS 12th DAY OF Jul , 2002.

TESTE: CHANCE CRAWFORD, CLERK

active I away DEPUTY CLERK

MARYLAND AVENUE (ROA. 60' R/W 72 228.0' TO P.I. WITH OLD 1\2' N 80'52' E 2 RICHFIELD AVENUE IRON PIN 55.69' - RICHFIELD AVENUE 419.0' TO PINE STREET-55.69' 22 69.0 0LD 1\2°/ 100.0' PAGE IRON PIN LOT 6 LOT 5 P. B. REVISED LOT 8A 0.290 ACRE -0.212 ACRE PROPERTY OF 0.502 ACRE NEVA J. EARP LOT 9 D.B. 200, PG. 747 TAX NO. 146-4-6 CONC. BLOCK BLDG. LINE BEING VACATED VACATED ALLEY 16' ALLEY ALLEY VACATED IN OLD 5\8" | 55.58 | OLD 5\8" | IRON PIN N 79"12'59" | IRON PIN D.B. 216, PG. 782 LOT 24 0.212 ACRE | 9 PROPERTY OF GILDA B. FUNDERBURKE NEW NEW D.B. 267, PG. 440 TAX NO. 146-4-6.1 NOTE LOT 28 26 LOT 27 LOT 25 LOT SECTION 54 OLD---IRON PIN OLD 5\8" -IRON PINS > 55.47' 57.50 S 80'52' W ILLINOIS AVENUE (VACATED) ............ PROPERTY OF CITY OF SALEM TAX NO. 146-4-7

## PLAT OF COMBINATION MADE FROM RECORDS FOR ROBIN HAUSER FRANKLIN

SHOWING THE COMBINATION OF THE WESTERLY PORTIONS OF LOTS 8 AND 25, THE EASTERLY PORTIONS OF LOTS 7 AND 26, SECTION 54, SALEM IMPROVEMENT COMPANY, AND ADJOINING PORTIONS OF VACATED ALLEY AND ILLINOIS AVENUE, CREATING HEREON REVISED LOT 8A (0.502 ACRE), TAX # 146-4-5

SALEM,

**VIRGINIA** 

APRIL 4, 2002

SCALE 1" = 50"

BY: DAVID A. BESS, J.L.C. LAND SULVEYING 3100A PETERS CREEK RD. ROANOKE, VA. 24019

SLIDE NO. 169 P.B. 9 , PG. 15

DAVID A. BESS No. 002240 Clare 9 Bon

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EALTH OF